

AMENDMENT GC28 - Donnybrook / Woodstock Precinct Structure Plan														
Document changes matrix with reference to relevant submissions														
Version: 3.0 - MPA Conclusion Submission - June 2016														
Note: where a change has been made to Plan 3 - Future Urban Structure, it is assumed that the plan change will affect all corresponding plans.														
Rows highlighted in blue are additions/changes from the MPA Part A submission, that were included in the Part B submission														
Rows highlighted in green are proposed changes that have occurred during the course of the Panel														
Reference No.	Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version text	Proposed changes	Related Submission/s	Rationale for proposed change
Introduction: Document changes											Exhibited wording	Proposed changes		
1	4						2				Dry stone wall along the boundary of property 7 and 9	<div>Remove this dry stone wall from the plan as it no longer exists.</div> <div>The position to remove this off Plan 2 has changed as a result of further dry stone wall discussions. This dry stone wall will remain on Plan 2, with all existing dry stone walls to remain labelled as "dry stone wall"</div> <div>The value will be designated on Plan 5 as per the changes in row ref no. 63. The value of this particular dry stone wall is "low" in the Context report, therefore will be labelled as "Dry Stone Wall - able to removed (or potentially reconstructed)."</div>	12 - Boral, 27 - Monteleone Family	<div>Proposed change to provide a consistent approach with how the dry stone walls identified in the Context Report are treated, while also allowing a level of flexibility for those identified below moderate standard to be removed.</div> <div>The additional proposed new requirement (ref no.75) also allows for further assessment to be considered at the permit application stage.</div> <div>See page 32 of MPA Part A submission for further details</div>
2	4						2				Legend item: "gas pipeline buffer"	Change to: "gas pipeline measurement length"	22 - Mirvac	Consistent with APA submission and SMS
3	4						2				gas pipeline buffer	Amend the gas pipeline measurement length to reflect the 590m measurement length and the 341m length	31 - APA	Consistent with APA submission and SMS
4	4						2				legend title: 'existing vegetation / scattered trees / windrow'	Change to: "known trees"	7 - Boral, 22 - Mirvac	Provide consistency across plan 2 and 5 with data layers and appropriate legend title
5	5	1									" - the Donnybrook - Woodstock Development Contributions Plan (DCP) requires development proponents to make a contribution toward infrastructure required to support the development of the Precinct".	" - the Donnybrook - Woodstock Infrastructure Contributions Plan (ICP) requires development proponents to make a contribution toward infrastructure required to support the development of the Precinct".	7 - DFC, MPA	
6	6	1.1									Paragraph 5: "Guidelines express how discretion will be exercised by the Responsible Authority on certain matters that require a planning permit. If the Responsible Authority is satisfied that an application for an alternative to a guideline, implements the outcomes, the Responsible Authority may consider the alternative. A guideline may include or reference a plan, table or figure in the PSP."	"Guidelines express how discretion will be exercised by the Responsible Authority on certain matters that require a planning permit. If the Responsible Authority is satisfied that an application for an alternative to a guideline, implements the objectives the Responsible Authority may consider the alternative. A guideline may include or reference a plan, table or figure in the PSP."	MPA	
7	6	1.1									Conditions must be included in a planning permit	Delete	22- Mirvac	
8	6	1.2									"A DCP has been gazetted for the abutting Lockerbie Precinct in the City of Whittlesea, Hume City Council and Mitchell Shire. Although a separate DCP, the Lockerbie DCP shares an infrastructure project with the Donnybrook-Woodstock DCP."	"A DCP has been gazetted for the abutting Lockerbie Precinct in the City of Whittlesea, Hume City Council and Mitchell Shire. Although a separate DCP, the Lockerbie DCP shares an infrastructure project with the Donnybrook-Woodstock ICP."	MPA	
9	7	1.4									"The planned English Street (PSP25.2)"	"The English Street (PSP25.2)"	30 - CoW	
Outcomes											Exhibited wording	Proposed changes		
Vision: Document changes											Exhibited wording	Proposed changes		
10	8						3				Waterways / retarding basins and wetlands	Update according to Melbourne Water final DSS. An updated DSS will be tabled during panel	MPA	Melbourne Water has consulted with all landowners within the precinct with the only unresolved outcome on the Monteleone family property.
11	8						3				Cameron Street east of Patterson Drive to Koukoura Drive	Downgrade from arterial to boulevard connector street	22 - Mirvac	VicRoads, Mirvac, Boral, DFC, and City of Whittlesea approve of this outcome, which satisfies the traffic modelling and creates a good design outcome entering the Town Centre
12	8						3				Re-alignment of Gunns Gully Road and Patterson Drive Intersection to reduce the impact on developable land and the conservation area	Adopt alignment within Boral submission	12 - Boral	
13	8						3				Key local access street between Hayes Hill and LP18	Remove this road from the plans	7 - DFC	
14	8						3				LP18	Reconfigure LP18 to remove the small residential strip between the park and the heritage post contact	7 - DFC	
15	8						3				Legend item: "heritage - post contract"	Change to: "heritage - post contact"	7 - DFC	
16	8						3				Potential Government school in LTC-2	Revise the shape of school to make more regular and realign shape of CAC	5 - DET, 22 - Mirvac	
17	8						3				Existing and proposed railway station layers	Show layer more clearly on FUS	12 - Boral	

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18	8						3				Legend item: "Outer metropolitan ring road (OMR) corridor	add "E6"	7- DFC	
19	8						3				Legend item: "proposed station forecourt and bus interchange"	Change to: "transport hub"	12 - Boral	
20	8						3				location of the transport hub for LCC-3	Demonstrate on the FUS location of transport hub as suggested in UDF	12 - Boral	
21	8						3				Background of this Plan	Use the background of Plan 6 consistently across all plans to show the future surrounding land uses	30 - COW	
22	8						3				Local access streets	Add the key future access streets around the Donnybrook Train Station	MPA	
23	8						3				Hayes Hill Boulevard Bridge over Darebin Creek	Change to culvert	7- DFC	
24	8						3				Local Parks on Mirvac and Boral Land	Reconfigure Local Park locations and shapes as per Mirvac and Boral submissions	12 - Boral, 22 - Mirvac	
25	8						3				Local Parks on Dennis Family Corporation (DFC) land	Reconfigure Local Park locations and shapes as per DFC submission.	7 - DFC	
26	8						3				Hayes Hill colour designation	Amend depiction of Hayes Hill colour to differentiate between various green colours in the legend.	7- DFC	
27	8						3				Local access streets	Amend plan to show various realignments of 'Local Access Streets' including removing the road between Hayes Hill and the open space	MPA, 7 - DFC	
28	8						3					Add Lockerbie PSP Future Urban Structure (faded)	MPA	
29	8						3				Retarding Basin/ wetland in Conservation area	Delete	28 - DELWP	
30	8						3				Connector Street between Patterson Drive and Northern Government School	Realign connector street to be 90 degrees to APA Gas easement	APA	Consistent with APA submission and SMS
31	8						3				Temporary access road (indicative alignment)	Delete	MPA	
32	8						3				Legend: Residential land subject to assessment capability	Delete		
33	8						3				Connector Street - Northern section of PSP	Realign Connector Street to abut southern boundary of sporting reserve	8 - Mitchell Shire Council	
34	8						3				Patterson Drive at and beyond northern edge of PSP boundary	Designate as Temporary Access Road		
35	8						3				Proposed station car parking south of Donnybrook Road	Reduce car parking area		
36	8						3					Add English Street PSP Future Urban Structure (faded)		
37	8						3				Conservation areas need to be shown in their entirety	Extend conservation area to PSP boundary to include the area covered by the OMR hatching	28 - DELWP	
38	8						3				Conservation areas	Update any DELWP/Commonwealth approved conservation area boundary changes	MPA	
39	8						3					Slight amendment to the exhibited PAO to reflect the requirements for the future Rail Overpass at Donnybrook Station. Changes reflect minor alignment over sites from VicRoads	MPA	
40	8						3				Revised UDF's	Ensure any revised changes to UDF's are represented in the Future Urban Structure	MPA	Provide consistency across the UDF and FUS
41	9	2.1									Various references to Lockerbie Train Station	Amend to: Potential Future Lockerbie Train Station	29 - PTV	
42	9	2.1									Include at the end of the first paragraph in the Vision	"The expansion of the existing Donnybrook Cheese Farm into an agricultural, historical and cultural learning hub will provide new residents with connections to the history of the area"	27 - Monteleone Family	Incorporates the Monteleone Family's submission for the Donnybrook Springs Development of a Cultural Heritage Community Hub
Objectives: Document changes											Exhibited wording	Proposed changes		
43	10		NEW								New objective added to Employment, Town Centres and Community Centres objectives	"To create an agricultural, historical and cultural learning centre at the Donnybrook Cheese Farm for residents to learn and engage with the history of the area."	27 - Monteleone Family	Incorporates the Monteleone Family's submission for the Donnybrook Springs Development of a Cultural Heritage Community Hub

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44	10		NEW								New objective added to Employment, Town Centres and Community Centres objectives	"Provide for non-government school sites to meet a strategically justified need for Catholic primary and secondary education and other non-government education in the area."	10 - Catholic Education Melbourne	
45	11		38								Establish an integrated and permeable transport network to encourage walking and cycling, reduced car dependency and maximise safety and connectivity for all road users	Establish an integrated and permeable transport network to encourage walking and cycling and public transport , reduced car dependency and maximise safety and connectivity for all road users	29 - PTV	
46	11		51								<i>"Utilise and embellish the gas easements to contribute to the linear open space network."</i>	"Utilise and improve the gas easement with appropriate landscaping to contribute to the linear open space network"	31 - APA	
Summary Land Budget: Document changes											Exhibited wording	Proposed changes		
47	12						4				Wording on legend for plan 4 - "Proposed station forecourt and bus interchange"	Change to "transport hub"	7 - DFC, 22 - Mirvac	
48	12						4				Colour of YVW sewer PAO	Amend the colour on Plan 4 to match the legend.	7 - DFC	
49	12						4				Mixed Use areas	Add mixed use legend item	7- DFC, 22 - Mirvac	
50	12						4				Legend item: "heritage - post contract"	Change to: "heritage - post contact"	7 - DFC	
51	12						4				Retarding basin / wetland	Remove from legend	7 - DFC	
52	12						4				Legend item: "community facilities (DCP land)"	Change to: "community facilities"	22 - Mirvac	
53	12						4				Legend item: "new arterial roads/ widening/ intersection flaring (DCP land)"	Change to: "new arterial roads/ widening/ intersection flaring"	7 - DFC	
54	12						4				Darebin Creek (blue line) outside of PSP boundary	Delete	MPA	
55	12						4				Proposed Station Car parking outside of PSP boundary	Delete	MPA	
56	13					1					Portion of the table repeated information - on the top right of this page	Delete the top right portion of this table	MPA	
57	13					1					Under Regional Open Space, the Label of - Municipal Park	Change Municipal Park to Hayes Hill, and relocate to service open space. Delete regional open space from table.	MPA, 7 - DFC	
58	13					1						Include estimated dwelling yields for the PSP that represents the density requirements	MPA, 7 - DFC	
59	13	2.3									Additional text within section 2.3	<p>The PSP will include a note on the land budget stating; 'The area for non-government schools have been removed from the Net Developable Area (NDA). If the use of that land is subsequently for a purpose other than a non-government school, the owner of that land must pay development contributions in accordance with the provisions of the ICP'</p> <p>Wording in the DCPO will be added identifying use and development for a non-government schools are exempt from the provisions of the overlay.</p>	10 - Catholic Education Melbourne	
Implementation											Exhibited wording	Proposed changes		
3.1 Image, Character, Heritage, Housing: Document changes											Exhibited wording	Proposed changes		
60	14						5				Review Interface areas to ensure appropriately designated.	Additional conservation Interface along Darebin Creek	7 - DFC	
61	14						5				400km and 1km catchments	Remove from Plan and legend	7 - DFC	
62	14						5				Heritage Places	Show heritage places on plan and legend	22 - Mirvac	
63	14						5				Dry stone walls	<p>Plan 5 (Character & Housing) will designate dry stone walls with moderate to very high retention value and others with potential for removal or reconstruction consistent with the recommendations of the Context Report. This would mean grouping together the dry stone walls with a significance in Table 8.4 of the Context Report as Very High, High, Moderate-High and Moderate as 'dry stone walls prioritised for retention'.</p> <p>The walls with a significance identified as 'low' in the Context Report would be identified separately on Plan 5 as able to removed (and potentially reconstructed).</p> <p>Add 'Dry Stone Walls - prioritised for retention' and 'Dry Stone Wall - able to removed (or potentially reconstructed)'</p>	MPA, 30 - CoW, 7- DFC	<p>Proposed change to provide a consistent approach with how the dry stone walls identified in the Context Report are treated, while also allowing a level of flexibility for those identified below moderate standard to be removed.</p> <p>The additional proposed new requirement (ref no.75) also allows for further assessment to be considered at the permit application stage.</p> <p>See page 32 of MPA Part A submission for further details</p>

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64	14						5				Existing trees to be retained and other trees	Merged and labelled as "known trees"	7 - DFC, 22 - Mirvac	
65	14						5					Extend 'Interface - Conservation Area' along length of BCS area	MPA	
66	14						5				Interface - Railway, adjacent to Retarding basin / Wetland	Delete	29 - PTV	
67	14						5				Interface - Railway, adjacent to Donnybrook Hotel	Delete		
68	14						5				Interface- Conservation Area, adjacent to Darebin Creek and potential Non-Government School	Delete		
69	15			R1							<p><i>"Street trees must be provided on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity, unless otherwise agreed by the Responsible Authority, at an average of:</i></p> <ul style="list-style-type: none"> • 8 - 10 metres – Small Trees, • 10 – 12 metres - Medium Trees, and • 12 – 15 metres – Large Trees" 	<p>"Street trees must be provided on both sides of all roads and streets (excluding laneways), and to be spaced at regular intervals appropriate to tree size at maturity, unless otherwise agreed by the Responsible Authority, at an average of:</p> <ul style="list-style-type: none"> • 8 - 10 metres – Small Trees, • 10 – 12 metres - Medium Trees, and • 12 – 15 metres – Large Trees" 	8 - Mitchell Shire Council	
70	15			R4							<i>"Subdivision for housing is not permitted on slopes of Hayes Hill with a gradient above 1:20 (20%)."</i>	"Subdivision for housing is not permitted on slopes of Hayes Hill with a gradient above 1:5 (20%)."	7 - DFC, 12 - Boral	
71	15				G5						<i>"Street trees should be used consistently across subdivisions and the wider Precinct to reinforce movement hierarchy and local character"</i>	"Street trees should be used consistently across subdivisions to reinforce the local character of the area. They can be selected to provide local landmarks and definition to key nodes, local town centres, park frontages and key intersections and entrances."	8 - Mitchell Shire Council	
72	15				G6						<i>"A consistent suite of lighting and furniture should be used across neighbourhoods, appropriate to the type and role of street or public space, unless otherwise agreed by the Responsible Authority"</i>	"A consistent suite of lighting and furniture should be used across subdivisions appropriate to the type and role of the street or public space , unless otherwise agreed by the Responsible Authority."	8 - Mitchell Shire Council	
73	15			NEW							Delete the exhibited R7 and R8 and merge them into one Requirement reading as follows...	New Requirement from merger of R7 and R8: "Earthworks, retaining structures and embankments must be carefully and sensitively designed to transition gradually into natural contours, and retaining walls over 1 metre must be avoided along the street edge."	7 - DFC, 12 - Boral	
74	16	3.1.2									R11, R12 and R13	Move these requirements into Section 3.1.1 Image Character and Heritage	7 - DFC	
75	15	3.1.1		NEW								'Dry stone walls identified as prioritised for retention on Plan 5 must be retained as part of any future development, unless otherwise agreed to by the Responsible Authority after consideration of overall design response and following receipt of advice from a suitably qualified professional regarding the condition of the wall.'	7 - DFC, 30 - COW, 3 - Di Bella	Recommended for inclusion as part of the Wollert Panel report.
76	15	3.1.1		NEW								"Sites nominated as heritage - post contact on Plan 3 must be investigated for potential adaptive re-use, for a residential or suitable commercial/community use.	30 - COW, 3 - Di Bella	
77	15	3.1.1		R35							Relocate from 3.2.4 to 3.1.1 and renumber requirement accordingly	Subdivision design must actively respond to the landscape character throughout the precinct by aligning streets, lots, open space and public spaces to retain visual character elements such as River Red Gums, stony rises, dry stone walls, heritage places and waterways to the satisfaction of the Responsible Authority.	30 - COW	
78	15	3.1.1		NEW								Except with the written consent of Council, a minimum of 80 per cent of river red gums classified as Medium, Large, or Very Large (per DSE publication 'Guide for Assessment of Referred Planning Permit Applications') must be retained on each parcel for their landscape and amenity value. The retention of trees on Plan 5 will contribute to the attainment of this requirement. Where multiple contiguous parcels are owned or controlled by a single entity and planned to be developed in an integrated manner, this Requirement may be applied and met across those contiguous parcels.	30 - COW	Consistent with City of Whittlesea's Tree Retention Policy and the Wollert Panel Report
79	15	3.1.1		R37							Relocate from 3.2.4 to 3.1.1 and renumber requirement accordingly	Retained River Red Gums, wind rows and significant trees must be located within the public domain, including parks and street reserves, unless otherwise agreed by the Responsible Authority.	30 - COW, 3 - Di Bella	
80	15	3.1.1		R38							Relocate from 3.2.4 to 3.1.1	Where trees are retained, applications for subdivision and/or development must apply Tree Protection Zones as identified within Appendix 4.6 of the Precinct Structure Plan.	30 - COW, 3 - Di Bella	
81	15	3.1.1			NEW							Small River Red Gum and other indigenous trees should be retained where located with other trees identified for retention.	30 - COW	Consistent with City of Whittlesea's Tree Retention Policy and the Wollert Panel Report

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82	15	3.1.1			NEW							Large areas of closely scattered River Red Gums should be prioritised for retention to enhance local identity and visually reference the historic rural landscape.	30 - COW	Consistent with City of Whittlesea's Tree Retention Policy and the Wollert Panel Report
83	16			R14							"Planning permit applications must demonstrate how a development proposal will deliver a housing and lot size diversity."	Delete Requirement as it is incorporated into the revised density requirements	7 - DFC, 24 Somerton Road Garden Supplies	
84	16			R15							"Lots must front (in order of priority where a lot fronts multiple elements): • Waterways and public open space. • Local access streets. • Connector roads • Gas easement • Education facility. • The railway line. • Arterial roads."	"Lots must front (in order of priority where a lot fronts multiple elements) to the satisfaction of the Responsible Authority : • Waterways, conservation areas and public open space. • Gas easement • Local access streets. • Connector roads • Education facility. • The railway line. • Arterial roads."	7 - DFC, APA	
85	16			R17							"Lots abutting the Sydney-Melbourne railway line must provide for the outcomes illustrated in Figure 2 or Figure 3, as relevant."	"Lots abutting the Sydney-Melbourne railway line must provide for the outcomes illustrated in the cross section on page X , as relevant."	MPA	
86	16			R16							"Lots abutting the Merri Creek Conservation Area must provide for the outcomes illustrated in Figure 1."	"Lots abutting the conservation interface areas must provide for the outcomes illustrated in Figure 1"	7 - DFC	
87	16			R19							"Subdivision applications must include indicative layouts for any lots identified for the future development of medium density, high density, or integrated housing that suitably demonstrate: • Potential dwelling yield • Active interfaces with adjacent streets, open space and waterways. • Safe and effective internal vehicle and pedestrian circulation. • Indicative treatments for sensitive interfaces – as identified in Plan 4."	Subdivision applications must include indicative layouts for any lots identified for the future development of medium density, high density, or integrated housing that suitably demonstrate: • Potential dwelling yield: • Active interfaces with adjacent streets, open space and waterways. • Safe and effective internal vehicle and pedestrian circulation. • Indicative treatments for interfaces – as identified in Plan 5.	7 - DFC	
88	16			R20							"Subdivision of land within 800 metres walkable catchment of the Donnybrook Train Station and the planned Lockerie Train Station must include a range of lot sizes suitable for medium and higher density housing as described in Table 1 to achieve minimum average dwelling densities as listed below: • Up to 500 metres 25 dwelling / NDH, and • 500 – 800 metres 20 dwellings / NDH"	"Subdivision of land within 800 metres walkable catchment of the Donnybrook Train Station as measured from the transport hub shown on Plan 6 , must include a range of lot sizes suitable for medium and higher density housing as described in Table 2 to achieve a minimum average dwelling densities as listed below: • Up to 500 metres 25 dwelling / NDH, and • 500 – 800 metres 18 dwellings / NDH Applications for subdivision that can demonstrate how target densities can be achieved over time, to the satisfaction of the Responsible Authority shall be considered."	MPA, 7 - DFC, 22 - Mirvac, 24- Somerton Road Garden Supplies, 3 - Di Bella	The proposed density requirements in the PSP have been revised to target specific strategic locations, while allowing for a level of flexibility.
89	17			NEW							New Requirement to be inserted here. Old R21 to be moved to R22 as suggested below	"Subdivision of land within 800 metres walkable catchment of the planned Lockerie Train Station as measured from the transport hub shown on Plan 6, must include a range of lot sizes suitable for medium and higher density housing as described in Table 2 to achieve minimum average dwelling densities as listed below: • Up to 500 metres 25 dwellings/NDH, and • 500 – 800 metres 18 dwellings/NDH Applications for subdivision that can demonstrate how target densities can be achieved over time, to the satisfaction of the Responsible Authority shall be considered."	MPA, 7 - DFC, 22 Mirvac, 24- Somerton Road Garden Supplies	The proposed density requirements in the PSP have been revised to target specific strategic locations, while allowing for a level of flexibility.
90	17			R21							"Subdivision of land within 400 metres walkable catchment of designated public transport routes and Local Town Centres must include a range of lot sizes suitable for medium and higher density housing as described in Table 1 to achieve a minimum average dwelling densities of 20 dwellings / NDH."	Previous R21 to become NEW R22: "Subdivision of land within 400 metres walkable catchment of Local Town Centres as measured from the retail allocation for Local Town Centres shown on Plan 6 , must include a range of lot sizes suitable for medium and higher density housing as described in Table 2 , to achieve a minimum average dwelling densities of 18 dwellings/NDH ."	MPA, 7 - DFC, 12 - Boral, 22 - Mirvac, 24- Somerton Road Garden Supplies	The proposed density requirements in the PSP have been revised to target specific strategic locations, while allowing for a level of flexibility.
91	17				G9						"Subdivisions should, for each stage, cater for the provision of three or more dwelling types, as listed in Table 1, as appropriate, or demonstrate an alternative lot range that achieves the housing diversity objectives."	"Subdivisions should cater for the provision of three or more dwelling types, as listed in Table 2 , as appropriate, or demonstrate an alternative lot range that achieves the housing diversity objectives."	7 - DFC	
92	17				G12						"Streets should be aligned to create views and direct connections to open space areas and wetlands and encumbered open space within the drainage corridor."	"Streets should be aligned to create views and direct connections to open space areas, River Red Gums , and wetlands and encumbered open space within the drainage corridor."	30 - COW	

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93	17				G13						"A consistent landscaping theme should be developed along streets and access ways within the residential area and commercial areas. Variations in street tree species should be used to create visual cues in appropriate locations such as at the termination of view lines, key intersections, and in parks."	"A consistent landscaping theme should be developed along streets and access ways within the residential area and town centres. Variations in street tree species should be used to create visual cues in appropriate locations such as at the termination of view lines, key intersections, and in parks."	30 - COW	
94	NEW - 3.1.3											Relocate Tree Protection requirements to new Section 3.1.3	3- Calibre /Lou Dibella, 7 - DFC	
3.2 Town Centres and Employment: Document changes											Exhibited wording	Proposed changes		
95	18						6				Purple outline of local centres on Plan 6	Change the purple outline and glow of the local centres to a black and modify specifically to the UDF area	22 - Mirvac	The purple outline can be confised for the retail allocation of the area. The change ensures that only the UDF centre area is outlined
96	18						6				Legend item: "proposed station forecourt and bus interchange"	Change to: "transport hub"	12 - Boral	
97	18						6					Show on plan and on map the 400m and 1km Local Centre catchment	22 - Mirvac	
98	18						6				All Local Town Centres and Local Convenience Centres	Ensure FUS updates consistent with UDF changes are continued across all plans.	34 - CoW 8 - Mitchell SC, & others	
99						3 & 4						Amend table 3 and 4 of the exhibitied PSP as follows;	MPA	The changes to the retail allocation are consistent with the Essential Economics advice and the retail hierarchy of the PSP. It is proposed that the wording of this table be modified to be descriptive of the role and function of each centre.

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100												<div>Table 3 Local Town Centre Hierarchy – Donnybrook-Woodstock Precinct. Note: This table includes a centre external to the Precinct area.</div> <table><thead><tr><th>LOCAL TOWN CENTRE</th><th>GROSS LAND AREA (HECTARES)</th><th>RETAIL FLOOR SPACE SQ.M</th><th>COMMERCIAL FLOOR SPACE SQ.M</th><th>LOCATION AND ANCILLARY USES</th></tr></thead><tbody><tr><td>Lockerbie Principal Town Centre (External to the Precinct)</td><td>40 ha</td><td>80,000</td><td>40,000 -50,000</td><td>Located in the adjacent Lockerbie precinct, PSP 1066. The Lockerbie Principal Town Centre will provide a regional focus for a full range of community uses, business/employment and residential uses.<u>will serve a regional role and function providing the location of higher order health, education and shopping facilities as outlined in the Northern Growth Corridor Plan.</u></td></tr><tr><td>LTC1: Koukoura Drive Local Town Centre</td><td>8 ha</td><td>21,500</td><td>6,200</td><td>Located to primarily service residents in the north and east of the Precinct. LTC 1 The centre will provide for two full-line supermarkets, a discount department store and specialty retail also play a sub-regional role with a DDS.<u>Co-located with a state secondary school, Non-government secondary school, library and other community facilities and sporting reserve and local parks. 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101	20					5					Home based business	This figure is an error and will be updated to 830	22 - Mirvac	
102	20					5					Council community facility, measured by per hectare rate	Amend to 10 jobs per centre, and update figure	30 - CoW	
103	20			R22							"Local town centres may be developed in the location shown on Plan 6 (Local Centres Plan) and must be consistent with the role and function guidance provided in Table 3."	"Local town centres must be developed generally in accordance with the location shown on Plan 6 (Local Centres Plan), and must be consistent with the role and function guidance provided in Table 3."	3- Calibre /Lou Dibella, 7 - DFC	Provides a level of flexibility for the location of centres
104	20			R23							"Subdivision, land use and development within each Local Town Centre must be generally in accordance with the relevant preliminary Town Centre Concept Plans –attached as Appendix 4.2."	"Subdivision, land use and development within each Local Town Centre must be generally in accordance with the relevant Town Centre Concept Plans and Local Town Centre Performance Criteria - attached as Appendix 4.2. Alternative concepts may be considered where it can be demonstrated that the key design elements, principles and guidelines have been achieved, to the satisfaction of the Responsible Authority "	7 - DFC	Provides a level of flexibility for alternative concpets to be considered where the key design elements along with principles and guidelines have been appropriately met.
105	20			R24							"Land use and development within each local town centre must have regard to the relevant design criteria for each centre as outlined in Appendix 4.2."	Delete this requirement	22 - Mirvac	
106	20			R25							"A Local Convenience Centre may be developed in the location shown on Plan 6 Local Centres Plan and must be consistent with the role and function guidance provided in Table 4."	"A Local Convenience Centre must be developed generally in accordance with the location shown on Plan 6 Local Centres Plan and must be consistent with the role and function guidance provided in Table 4."	3- Calibre /Lou Dibella, 7 - DFC, 22 - Mirvac	Provides a level of flexibility for the location of centres
107	20			R26							"Subdivision, use and/or development within neighbourhood or local centres must have regard to the relevant preliminary Convenience Centre Concept Plans at– Appendix 4.3."	"Subdivision, land use and development within each Local Convenience Centre must be generally in accordance with the relevant Convenience Centre Concept Plans and Local Convenience Centre Performance Criteria - attached as Appendix 4.3. Alternative concepts may be considered where it can be demonstrated that the key design elements, principles and guidelines have been achieved, to the satisfaction of the Responsible Authority "	7 - DFC	Provides a level of flexibility for alternative concpets to be considered where the key design elements along with principles and guidelines have been appropriately met.
108	20			R27							"Subdivision, use and/or development within Local Convenience Centres must have regard to the relevant design criteria for Neighbourhood or Local Centre Centres outlined in Appendix 4.3, as appropriate."	Delete this requirement	7 - DFC	
109	20			R28							"The design of any Local Convenience Centre must: • Provide for a mix of tenancies. • Locate any servicing infrastructure and/or car parking to the rear or centre of the allotment in a manner that protects the visual amenity of the Precinct. • Promote vertical integration"	The design of Local Convenience Centres as shown on Plan 6, must be generally in accordance with Appendix 4.3 and respond appropriately to the "key design elements associated with a particular centre and the principles outlined in the Local Convenience Centre Performance Criteria".	MPA, 7 - DFC	
110	20	3.2.3									Box below requirements title: "The following requirements apply to areas shown as retail and intensive urban on Plans 3 & 4."	Change to: "The following requirements apply to areas shown as retail and mixed use on Plans 3, 4 & 6."	MPA, 7 - DFC	
111	20			R29							"Allocation of land uses, building design, and interface treatment in retail and intensive urban (e.g. mixed use) areas shown on Plan 3 and 6 must create a positive address to streets and minimise negative impacts on the amenity of adjacent residential areas."	"Allocation of land uses, building design, and interface treatment in retail and mixed use areas shown on Plan 3 and 6, must create a positive address to streets and minimise negative impacts on the amenity of adjacent residential areas. In addition to the performance criteria outlined in Appendix 4.2 and 4.3, retail and mixed use areas must incorporate features of interest into the built form and surrounding landscape, including variations in built form elements (such as building heights, use of parapets, awnings, shade structures, balconies, and roof elements, articulation of building facades, feature colours and materials). "	7 - DFC	

Reference No.	Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version text	Proposed changes	Related Submission/s	Rationale for proposed change
112	20			R30							<p>"Key locations within the retail and intensive urban must incorporate features of interest into the built form and surrounding landscape, including:</p> <ul style="list-style-type: none"> • Variations in built form elements (such as building heights, use of parapets, awnings, shade structures, balconies, and roof elements). • Articulation of building facades. • Feature colours and materials." 	Delete this requirement	7 - DFC	
113	21	3.2.3									Box below guidelines title: "The following requirements apply to areas shown as retail and intensive urban areas on Plans 3 & 6."	Change to "The following guidelines apply to areas shown as retail and mixed use on Plans 3, 4 & 6."	MPA, 7 - DFC	
114	21			R31							"Vehicular access to properties fronting primary arterial roads (Donnybrook Road and Gunns Gully Road) must be from service roads, internal loop roads and/or rear laneways. Lots fronting primary arterial roads must provide indented parking lanes to cater for on street parking."	Relocate to 3.5.1- "Vehicular movement and access to properties fronting primary arterial roads (Donnybrook Road and Gunns Gully Road) must be from service roads, internal loop roads and/or rear laneways."	7 - DFC	
115	21			R32							"Water tanks, loading service infrastructure refuse storage areas and other structures (including plant and equipment) that are not part of the building must be located behind the front building line. Where this is not possible or practical, it must be located behind constructed screening using durable and attractive materials to the satisfaction of the responsible authority."	Delete this requirement	7 - DFC	
116	21			R33							"Goods and materials storage areas and refuse areas must not be visible from public areas."	Delete this requirement	7 - DFC	
117	21			R34							"Development proposals in retail and intensive urban areas must take into account the Crime Prevention Through Environmental Design (CPTED) and Safer Design Guidelines."	"Development proposals in retail and mixed use areas must take into account the Crime Prevention Through Environmental Design (CPTED) and Safer Design Guidelines."	7 - DFC	
118	21				G15						"Ancillary offices should be located at the front of building and should include a façade addressing the street frontage of the lot and provide for improved pedestrian access and engagement with the public domain."	Delete this guideline	7 - DFC, 22 - Mirvac	
119	21				G16						"A combination of 1 and 2 storey dwellings within LCCs is encouraged as a build guideline for ESD."	Delete this guideline	MPA	
120	21				G17						"Car parking and loading facilities should be located to the side or rear of any buildings. Any visitor car parking and access areas in the front setback area should be setback a minimum of 3 metres from the street frontage to enable provision of sufficient landscape strips at the street frontage."	Delete this guideline		
121	21				G18						"Fencing forward of building lines and along public streets should be largely transparent and not greater than 1.2 metres in height."	Delete this guideline		
122	21	3.2.4									Section 3.24 - Tree Protection Requirements : R35, R36, R37, R38	Move this section to 3.1.1 Image, Character, Heritage	7 - DFC, 3 - Di Bella	
123	21			R38							<p>"Where trees are retained, applications for subdivision and/ or development must apply Tree Protection Zones as identified within Appendix X of the Donnybrook Woodstock Precinct Structure Plan."</p>	<p>After relocation to 3.1.1: "Where trees are retained, applications for subdivision and/ or development must apply Tree Protection Zones as identified within Appendix 4.6 of the Donnybrook Woodstock Precinct Structure Plan, <i>unless otherwise agreed by the Responsible Authority.</i>"</p>	8 - Mitchell Shire Council	
3.3 Open Space, Community Facilities & Education: Document changes														
124	22						7					Fade out graphics outside of PSP area i.e. waterway and roads.	MPA	
125	22						7					Road alignment to match PAO boundary for extension to Gunns Gully Road	7 - DFC	
126	22						7				SR02	Reshape Sports Field as per Mirvac Submission	22- Mirvac	
127	22						7				Waterways	Remove waterways on plan	MPA	
128	22						7				LV-R1	Relabel: LR-01	30 -CoW	
129	22						7				Local sports reserves (1km) and local parks (400m) catchments	Remove from plan and the legend	7 - DFC	

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130	23	3.3				6					Table 6 - Open Space Delivery Guide incorrect figures within PSP.	Update Table 6 as follows (table dated 17 Nov 2015) : Please note that additional changes will be required to this table as a result Local Park amendments on Boral, Mirvac and DFC landholdings as detailed in the Part A.	3- Calibre /Lou Dibella, 7 - DFC, 22 - Mirvac	There were a series of errors in the exhibited table 6 that have been corrected in the table below.																																																																																																																																																																																																																																																																																																		
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SR-05	7.99	Sports reserve	6 x outdoor tennis with pavilion, 6 x outdoor netball with pavilion & 6 x indoor court stadium with pavilion	CoW																																																																																																																																																																																																																																																																																																												
SR-06	8.00	Sports reserve	3 x sport grounds with pavilion, 6 x outdoor tennis courts with pavilion, 8 x outdoor netball court with pavilion, 2 x lawn bowls & play skate facility	CoW																																																																																																																																																																																																																																																																																																												

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132											<table><tr><td>SR-07</td><td>5.60</td><td>Sports reserve</td><td>2 x sports ground with pavilion</td><td>Mitchell Shire</td></tr><tr><td colspan="5">Landscape Reserves</td></tr><tr><td>PARK ID</td><td>HECTARE</td><td>TYPE</td><td>ATTRIBUTES</td><td>RESPONSIBILITY</td></tr><tr><td>LR-01</td><td>14.55</td><td>Hayes Hill Landscape Reserve</td><td>Protects the hill top</td><td>Cow</td></tr><tr><td colspan="5">Conservation Areas</td></tr><tr><td>PARK ID</td><td>HECATRE</td><td>TYPE</td><td>ATTRIBUTES</td><td>RESPONSIBILITY</td></tr><tr><td>CA34/CA22 East</td><td>Prop. Specific Land Budget</td><td>Conservation Area</td><td>Biodiversity Conservation Strategy - Conservation Area (ref. Plan 9)</td><td>DELWP</td></tr><tr><td>CA34 DC Ref. Plan</td><td>Prop. Specific Land Budget</td><td>Conservation Area</td><td>Biodiversity Conservation Strategy - GGF Conservation Area Darebin Creek (Plan 10)</td><td>DELWP</td></tr><tr><td>CA34 SW</td><td>Prop. Specific Land Budget</td><td>Conservation Area</td><td>Biodiversity Conservation Strategy - GGF Conservation Area Merri Creek South West (Plan 10)</td><td>DELWP</td></tr><tr><td>CA25</td><td>Prop. Specific Land Budget</td><td>Conservation Area</td><td>Biodiversity Conservation Strategy - GGF Conservation Area Merri Creek South West (Plan 11)</td><td>DELWP</td></tr></table>	SR-07	5.60	Sports reserve	2 x sports ground with pavilion	Mitchell Shire	Landscape Reserves					PARK ID	HECTARE	TYPE	ATTRIBUTES	RESPONSIBILITY	LR-01	14.55	Hayes Hill Landscape Reserve	Protects the hill top	Cow	Conservation Areas					PARK ID	HECATRE	TYPE	ATTRIBUTES	RESPONSIBILITY	CA34/CA22 East	Prop. Specific Land Budget	Conservation Area	Biodiversity Conservation Strategy - Conservation Area (ref. Plan 9)	DELWP	CA34 DC Ref. Plan	Prop. Specific Land Budget	Conservation Area	Biodiversity Conservation Strategy - GGF Conservation Area Darebin Creek (Plan 10)	DELWP	CA34 SW	Prop. Specific Land Budget	Conservation Area	Biodiversity Conservation Strategy - GGF Conservation Area Merri Creek South West (Plan 10)	DELWP	CA25	Prop. Specific Land Budget	Conservation Area	Biodiversity Conservation Strategy - GGF Conservation Area Merri Creek South West (Plan 11)	DELWP		
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133	23				6						SR07 Attributes: 2 x Sports grounds with pavilion	SR07 Attributes: 1 x Sports ground with pavilion	8 - Mitchell Shire Council																																																		
134	23					6					The following sporting provision revisions to the update of table 6 need to be made	SR01: 3 x soccer, 6 x tennis with pavilion; SR02: 2 x AFL/cricket, 2 x netball with pavilion; SR03: 3 x soccer with pavilion; SR04: 2 x AFL/cricket, 2 x netball with pavilion; SR05: 2 x lawn bowls, 6 x tennis, 1 x play skate facility, 8 x netball with pavilion and 6 court indoor recreation centre; SR06: 3 x rectangular sports ground	30 - COW																																																		
135	26			R39							All public landscaped areas must be designed to be robust and climatically appropriate, consistent with any local street tree or open space strategies.	All public landscaped areas must be designed to be robust and climatically appropriate, consistent with any relevant Council open space strategies or street tree policy.	8 - Mitchell Shire Council																																																		
136	26			R40							"All parks must be located, designed and developed in accordance with the relevant description in Table 5 and any local open space strategies. The area of the park may vary so long as it remains inside the guidance for the relevant type of park. Where a park is smaller than that outlined in the table, the land must be added to another park or used to create a new park in addition to those outlined on Plan 7. Where a proposed park is larger than outlined in the table it may be accepted so long as it does not result in the removal of another park allocation."	"All parks must be located, designed and developed in accordance with the relevant description in Table 6 and any local open space strategies. The area of the park may vary so long as it remains inside the guidance for the relevant type of park. Where a park is smaller than that outlined in the table, the land must be added to another park or used to create a new park in addition to those outlined on Plan 7. Where a proposed park is larger than outlined in the table it may be accepted so long as it does not result in the removal of another park allocation to the satisfaction of the Responsible Authority."	11- Sport and Recreation Vic, 22 - Mirvac																																																		
137	26			R41							"Proposals to relocate allocated open space onto another property will not be considered."	"Proposals to relocate allocated open space onto another property can only be considered with the written consent of the landowner and to the satisfaction of the Responsible Authority."	11- Sport and Recreation Vic, 7 - DFC, 22 - Mirvac																																																		
138	26			R45							"Any fencing of open space, whether encumbered or unencumbered, must be low scale and visually permeable to facilitate public safety and surveillance"	"Any fencing of open space, whether encumbered or unencumbered, must be low scale and visually permeable to facilitate public safety and surveillance, unless otherwise agreed by the Responsible Authority."	8 - Mitchell Shire Council																																																		
139	26			R46							"Any local parks integrated within the Growling Grass Frog Corridor Conservation Area must be located in an area identified for "passive recreation" in Plans 8-10 and must not detract from the conservation values in the Reserve, to the satisfaction of the Secretary to the Department of Environment and Primary Industries."	"Any recreational uses within the Growling Grass Frog Corridor Conservation Area must be located in an area identified for "passive recreation" on Plans 9-11 and must not detract from the conservation values in the Reserve, unless an alternative location is agreed, to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning."	7 - DFC, 23 - MCMC, MPA, 28 - DELWP																																																		
140	26			R47							"If parks interface with a drainage corridor, heritage site or encompass remnant vegetation, the design of that open space must demonstrate that it has integrated there relevant environmental and heritage constraints and features into the design of the park".	If parks interface with a drainage corridor, heritage site, stony knoll or encompass remnant vegetation, the design of that open space must demonstrate that it has integrated there relevant environmental and heritage constraints and features into the design of the park".	34 - FOMC																																																		

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141	26			R48							<p>"Further to the public open space contribution required by Clause 52.01 of the Whittlesea Planning Scheme, this provision sets out the amount of land to be contributed by each property in the Precinct and consequently where a cash contribution is required in lieu of land. All land owners must provide a public open space contribution equal to 4% of the Net Developable Area (NDA) upon subdivision of land in accordance with the following:</p> <ul style="list-style-type: none">• Where land is required for unencumbered open space purposes as shown on Plan 7 and specified in Table 4 and is equal to 4% of NDA that land is to be transferred to Council at no cost.• Where no land or less than 4% of NDA is shown Plan 7 and specified in Table 5, as required for unencumbered open space purposes a cash contribution is to be made to Council to bring the total open space contribution to a value equal to 4% of NDA of that site.• Where land required for unencumbered open space purpose as shown on Plan 6 and specified in Table 5 is more than 4% of NDA, Council will pay an amount equivalent to the value of the additional land being provided by that proposed development.• The value of land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole of the land, in accordance with Section 18 of the Subdivision Act 1988."	<p>The POS contribution percentage will be updated once the final location and size of local parks is determined prior to the finalisation of the PSP.</p> <p>The inclusion of this requirement is also dependent on the outcomes of the ICP with regard to the inclusion of land for local parks.</p>	3- Calibre /Lou Dibella, MPA	
142	26				G22						<p>"Subject to being compatible with Table 5, parks and open space should contain extensive tree planting. Species selection, spacing of plants and landscaping features should be designed to prevent an increased risk of fire and facilitate ongoing emergency vehicle access to open space areas."</p>	<p>"Subject to being compatible with Table 6, parks and open space should contain extensive tree planting. Species selection, spacing of plants and landscaping features should be designed to prevent an increased risk of fire and facilitate ongoing emergency vehicle access to open space areas."</p>	MPA	
143	26				G23						<p><i>"A proponent delivering a master plan for a local park that traverses multiple property ownerships should consult with the landowners of parcels covered by the park to ensure an integrated design."</i></p>	Delete guideline	7 - DFC	
144	26				G25						<p><i>"Community facilities, schools, and active recreation reserves which are co-located should be designed to:ⓘ</i></p> <ul style="list-style-type: none">• <i>maximise efficiencies through the sharing of car parking and other complementary infrastructure.ⓘ</i>• <i>maximise direct access and permeability for pedestrians and cyclists through and between facilities."</i>	<p>"Community facilities, schools, and active recreation reserves which are co-located should be designed to:</p> <ul style="list-style-type: none">• maximise efficiencies through the sharing of car parking and other complementary infrastructure.• maximise direct access and permeability for pedestrians and cyclists through and between facilities• apply a user centred approach to ensure these spaces are accessible, flexible, safe, and intuitive to create a positive experience for community."	11 - Sports and Rec Vic	
145	26				G24						<p><i>"A range of local parks with a variety of functions should be provided serving a variety of roles and functions."</i></p>	<p>"A range of local park types should be provided across the precinct, in accordance with the City of Whittlesea's Play Space Planning Framework and Policy, or any other policy as relevant to the Mitchell Shire Council"</p>	30 - CoW	
146	27				G27						<p><i>"The indicative layout of community facilities, schools, and open space as illustrated in Plan 3 may be altered to the satisfaction of the Responsible Authority."</i></p>	Delete guideline	3- Calibre /Lou Dibella, 22 - Mirvac	
147	27				G29, G30						Combine these guidelines into one single guideline that reads as follows...	<p>"Any additional private childcare, medical, educational, community civic infrastructure or similar facility should be located proximate to the Local Town Centres, Local Convenience Centres or nominated community hub, to the satisfaction of the Responsible Authority."</p>	22 - Mirvac	
148	27			R49							<p><i>"Community facilities, schools and sports fields which are co-located must be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure."</i></p>	<p>Community facilities, schools and sports reserves which are co-located must be designed to:</p> <ul style="list-style-type: none">- maximise efficiencies through the sharing of car parking and other complementary infrastructure.- apply a user centred approach to ensure these spaces are accessible, flexible, safe and intuitive to create a positive experience for community.	11- Sport and Recreation Vic	
149	27			R50							<p><i>"Schools and community facilities must be designed to front, and be directly accessed from a public street with car parks located away from the main entry."</i></p>	<p>"Schools and community facilities must be designed to front, and be directly accessed from a public street."</p>	22 - Mirvac	
150	31					7					LCC 6: MerristockComponents: (dot point 2) - Separate lockable MCH office /admin work-space (10m2) (does not include public toilet or kitchen facilities)	LCC 6: MerristockComponents: (dot point 2) - Separate lockable MCH office /admin work-space (35m2) (does not include public toilet or kitchen facilities)	8 - Mitchell Shire Council	

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151	31					7					Sporting reserves section of this table.	This should be updated in line with the sporting provision changes similarly to table 6. These specific changes are referenced at row no. 134	30 - CoW	
152	31					7					Table column title: COMPONENTS	Re-label: POTENTIAL COMPONENTS	30 - CoW	
153	31					7					LCC 6: Merristock	Update Sporting reserves land area: 5.6ha / Responsibility: Mitchell Shire Council	32 - Merristock	
3.4 Biodiversity, Threatened Species and Bushfire Management: Document changes														
154	32						8				Scattered trees identified in Biosis scattered tree assessment 28 July 2104 and Treetec Arboricultural Report 14 June 2013	Remove trees identified in these reports from this Plan and only show timestamped data within the PSP.	4 - Glenn Halliday, 30 - CoW, 28 - DELWP	
155	32						8				Additional note on plan	"The Whittlesea Scattered Tree Retention Standard dated 8 October 2014 has been endorsed by DELWP as meeting the criteria for retaining scattered trees specified in the 'Guidance Note for implementing the Biodiversity Conservation Strategy for Melbourne's Growth Corridors'. Scattered Trees shown outside of BCS conservation areas in Plan 8 are exempt from habitat compensation obligations under the Biodiversity Conservation Strategy where they meet the criteria of the 'Whittlesea Scattered Tree Retention Standard ' dated 8 October 2014 to the satisfaction of the responsible authority."	MPA	
156	32						8				Legend item for: "existing trees to be retained"	"existing trees to be retained or offset "	MPA	
157	32						8				Legend item: "easement - gas (open space)"	Change to: " utilities easement "	7 - DFC	
158	32						8				Waterways	Remove from plan and legend	30 - CoW	
159	33			R52							<i>"Development abutting any conservation area must be in accordance with the relevant Conservation Area Concept Plan (Plan 9, Plan 10, or Plan 11) and the Conservation Area Interface Road Cross Sections, to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning."</i>	"Development abutting any conservation area must be generally in accordance with the relevant Conservation Area Concept Plan (Plan 9, Plan 10, or Plan 11) and the Conservation Area Interface Road Cross Sections, or to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning."	7 - DFC, 22 - Mirvac	
160	33				R53						<i>"Any public paths or infrastructure located within a conservation area must be designed to avoid/ minimise disturbance to vegetation or Growling Grass Frog (GGF) habitat and be generally in accordance with the Conservation Area Concept Plans. Public paths are to be generally located in accordance with the relevant conservation area concept plan".</i>	<i>"Any public paths or infrastructure located within a conservation area must be designed to avoid/ minimise disturbance to vegetation or Growling Grass Frog (GGF) habitat and be generally in accordance with the Conservation Area Concept Plans. Public paths are to be generally located in accordance with the relevant Conservation Area Concept Plan and be agreed by the Secretary to the Department of Environment, Land, Water and Planning prior to works commencing.</i> <i>Alternative concepts may be considered where it can be demonstrated that the key design elements, principles and guidelines have been achieved, to the satisfaction of the Department of Environment, Land, Water and Planning and the Responsible Authority".</i>	7 - DFC, 28 - DELWP	
161	33				G34						<i>"Planting in streetscapes and parks abutting waterways should make use of indigenous species to the satisfaction of DELWP, Melbourne Water and the responsible authority."</i>	"Planting in streetscapes and parks abutting waterways should make use of indigenous species, to the satisfaction of Melbourne Water and the Responsible Authority."	7 - DFC	
162	34						9				Conservation Area Concept Plan - Conservation Areas 22 & 34	Part of Conservation Area 34 will be nominated as Nature Conservation Area (Conservation Area 22b) with Growling Grass Frog Biodiversity values. Update to Notes as per DELWP submission and the BCS Guidance Note and place on a separate page. Show Future Urban Structure land uses within white areas of plan.	28 - DELWP	
163	35						10				Conservation Area Concept Plan - Conservation Area 34 (South)	Update to notes as per DELWP submission and BCS Guidance Note and place on a separate page. Remove areas suitable and areas not suitable for stormwater treatment from plan and legend. Show Future Urban Structure land uses within white areas of plan. Make all features transparent so that Conservation Areas show through.	28 - DELWP	

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164	36						11				Conservation Area Concept Plan - Conservation Area 25	Show Future Urban Structure land uses within white areas of plan.	28 - DELWP	
3.5 Transport and Movement: Document changes														
165	38						12				Left in left out shown on Plan 12	Remove all left in left outs on Plan 12	7 - DFC, 12 - Boral	
166	38						12				Various Key Local Access Street	Amend Key Local Access Streets as per Mirvac and DFC submission	7- DFC, 22- Mirvac	
167	38						12					Ensure interface key local access street (conservation area) are designated along all conservatin areas that adjoin key local access streets	MPA	
168	38						12				Additional note on plan	"Left in Left out is possible in circumstances subject to the satisfaction of the Responsible Authority and VicRoads."	7 - DFC	
169	38						12				Location of pedestrian signal along the centre of Gunns Gully Road incorrect	Show in the correct location as demonstrated on Plan 12	12 - Boral	
170	38						12				Missing pedestrian signal	Pedestrian signal along the eastern portion of Gunns Gully Road as shown on Plan 13 to be shown on Plan 12	MPA	
171	38						12				Roundabout south-west corner of PSP / Hayes Hill Bvd and Key Local Access Street	Shift roundabout to meet Key Local Access Street	MPA	
172	38						12				Legend missing key local access street (bus capable)	Add new legend item as 'key local access street (bus capable)'	24 - Somerton Road Garden Supplies	
173	38						12				Legend "Station forecourt and bus interchange"	Legend: "Transport Hub" and amend configuration of hatched area on the plan to match Plan 3 Future Urban Structure.	29 - PTV	
174	38						12				Interface key local access street - rail	Amend location to deviate around the retarding basin.	29 - PTV	
175	38						12				Legend symbol for signalised intersection	Modify legend symbol so as not to indicate 4 leg intersection	30 - COW	
176	38						12					Show additional shared path on the opposite side of Darebin Creek	7 - DFC	
177	39			R31							R31	Relocate R31 to section 3.5.1	7 - DFC	
178	41			R66							"Streets must be constructed to property boundaries where an interparcel connection is intended or indicated in the PSP, by any date or stage of development required or approved by the responsible authority."	Delete this requirement as it is repeated in staging section of PSP	22 - Mirvac	
179	41			R69							"Where a connector street crosses a waterway on Plan 12, the developer(s) must construct a connector street bridge prior to the issue of statement of compliance for the first stage of residential subdivision on the second side of the waterway to be developed, whether or not that residential subdivision directly abuts the waterway."	"Where a connector street crosses a waterway on Plan 12, the developer(s) must enter into an agreement with the Responsible Authority to construct a connector street crossing prior to the issue of statement of compliance for the first stage of residential subdivision on the second side of the waterway to be developed, whether or not that residential subdivision directly abuts the waterway."	7 - DFC	
180	41				NEW						New Guideline	"Subdivision design adjacent to the high pressure gas pipeline corridor should ensure road crossings are at 90 degrees to the pipeline."	31 - APA	
181	41			NEW							New requirement	"Temporary access roads must be delivered at the cost of the developer, to the satisfaction of the Responsible Authority."	30 - COW	
182	41			NEW							New requirement	"Subdivision of the area to the north of the PSP in the Shire of Mitchell must ensure that two access and egress points are provided to service the development, and be generally in accordance with the locations set out in the PSP"	8 - Mitchell Shire Council	This ensures the CFA requirement of 2 access points is met while not needing to designate a specific path for a temporary access road.

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183	41				G39						<i>"All signalised intersections should be designed in accordance with the VicRoads Growth Area Road Network Planning Guidance & Policy Principles handbook."</i>	All signalised intersections should be designed having regard to the VicRoads document "Guidance for Planning Road Networks in Growth Areas" November 2015 as amended from time to time to the satisfaction of VicRoads and the Responsible Authority.	MPA	
184	41				G41						"Streets should be the primary interface between development and waterways. Public open space and lots with a direct frontage may be provided as a minor component of the waterway interface. Where lots with direct frontage are provided, they should be set back up to 5.0 metres from the waterway corridor to provide pedestrian and service vehicle access to those lots, to the satisfaction of Melbourne Water and the responsible authority."	"Streets should be the primary interface between development and waterways. Public open space and lots with a direct frontage may be provided as a minor component of the waterway interface. This should be in accordance with the relevant cross-section in Appendix 4.4. "	22 - Mirvac	
185	45				G48						Where practical, integrated water management systems should be designed to: -Maximise habitat values for local flora and fauna species. -enable future harvesting and/or treatment and re-use of stormwater.	Where practical, integrated water management systems should be designed to: - Maximise habitat values for local flora and fauna species. - Enable future harvesting and/or treatment and re-use of stormwater. - Protect and manage for MNES values, particularly within conservation areas, in relation to water quality and suitable hydrological regimes (both surface and groundwater).	28 - DELWP	
186	47				51						"Existing above ground 66kV electricity cables should be removed and placed underground as part of the upgrade of existing roads."	Existing above ground 66kv electricity cables should be removed and placed underground as part of the ultimate duplication of existing roads.	7 - DFC	
187	42						13				Signalised intersection (non DCP funded) along Patterson Drive	This should be shown as a pedestrian signal as shown on Plan 12	MPA	
188	42						13				Shared path (off road)	Show shared path on Plan 13 along key local access street from Patterson Drive towards Donnybrook Train Station	7 - DFC	
189	42						13				Legend signalised intersection	Modify legend symbol so as not to indicate 4 leg intersection	30 - CoW	
190	42						13				Legend for on-road bike lanes and shared path (off road), and shared path (off road)	Change categories to bike lane (on road) shared path (off road); shared path (off road); bike way (off road) and update application in line with cross sections.	MPA	
191	42						13				Arterial road network	Ensure on road bike lane and shared path (off road) are shown only on secondary arterial roads. Ensure Primary roads have 2 way bikeway (off-road) as demonstrated on the cross section.	MPA	
192	42						13				For Plan 13, there are bus capable connector streets designated around Donnybrook Station where they are agreed to be key local access streets on the FUS. This is because there is no legend item for bus capable local access street	Add legend item and designate bus capable local access streets for those appropriate to the FUS and bus transport network. Ensure the appropriate local access streets are shown as this	7 - DFC	
193	42						13				Legend items referring to DCP or non DCP funded	Remove the bracket references to DCP /non DCP funded.	30 - COW	
194	42						13				Shared path along YVW easement	Show layer more clearly along the precinct boundary	12 - Boral	
195	42						13					Merge the layers of "pedestrian signals (DCP funded)" and "pedestrian/cycle crossings" layers to one layer as "pedestrian signals/crossing"	MPA	
196	42						13					Merge the layers of "signalised intersections (DCP funded)" and signalised intersections (non DCP funded)" to one layer as "signalised intersections"	MPA	
197	42						13				Legend missing key local access street (bus capable)	The streets leading to Donnybrook Station and Lockerbie Station labelled as 'connector road (bus capable)' Add new legend item as 'key local access street (bus capable)'	24 - Somerton Road Garden Supplies	PTV request for this road to be a connector street. This was listed incorrectly in previous list of changes, but represented correctly in the revised UDF's.
198	42						13					The Principal Public Transport Network (PPTN) will be shown on Plan 13 as it is shown on the North Growth Corridor Plan.	7- DFC, 22 - Mirvac	

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199	42						13					Include a proposed cycle/pedestrian link into the Lockerbie PSP (Not ICP funded)	8 - Mitchell Shire Council	
200	43			R73							"Subdivision around and abutting the Lockerbie Train Station must be generally in accordance with the Lockerbie East Local Convenience Centre - Urban Design Framework (Figure 4.3.3), to satisfaction of the Responsible Authority and Public Transport Victoria (PTV).	"Subdivision around and abutting the Lockerbie Train Station must respond to the key design elements for the Lockerbie East Local Convenience Centre -(Figure 4.3.3), generally as depicted in the Lockerbie East Urban Design Framework.	12- Boral	
201	43			R74							<p>"Design of all streets and arterial roads must give priority to the requirements of pedestrians and cyclists by providing:</p> <ul style="list-style-type: none"> • Footpaths of at least 1.5 metres on both sides of all streets and roads unless otherwise specified by the PSP. • Shared paths or bicycle paths of 3.0 metres in width where shown on Plan 12, the relevant cross-sections in Appendix 4.3, or as specified by another requirement in the PSP. • Safe and convenient crossing points of connector roads and local streets at all intersections and on key desire lines as well as crossing or creeks and waterways • Safe pedestrian crossings of arterial roads at all intersections, at key desire lines, and on regular intervals appropriate to the function of the road and public transport provision. • Pedestrian priority crossings on all slip lanes. • Safe and convenient transition between on- and off-road bicycle networks. <p>All to the satisfaction of the coordinating roads authority and the Responsible Authority"</p>	<p>"Design of all streets and arterial roads must give priority to the requirements of pedestrians and cyclists by providing:</p> <ul style="list-style-type: none"> • Safe and convenient crossing points of connector roads and local streets at all intersections and on key desire lines as well as crossing or creeks and waterways • Safe pedestrian crossings of arterial roads at all intersections, at key desire lines, and on regular intervals appropriate to the function of the road and public transport provision. • Pedestrian priority crossings on all slip lanes. • Safe and convenient transition between on- and off-road bicycle networks. • Street designs should be in general accordance with the relevant cross-sections in Appendix 4.4 <p>All to the satisfaction of the coordinating roads authority and the Responsible Authority."</p>	7 - DFC	
202	43			R77							<p>"Shared and pedestrian paths along waterways must:</p> <ul style="list-style-type: none"> • Be delivered by development proponents consistent with the network shown on Plan 12. • Be above 1:10 year flood level with any crossing of the waterway designed to maintain hydraulic function of the waterway. • Be constructed to a standard that satisfies the requirements of Melbourne Water. Shared paths identified on Plan 12 are to be constructed with a concrete surface. • Where a shared path is to be delivered on one side of a minor waterway as outlined in Plan 12, a path is also to be delivered on the other side of the waterway but may be constructed to a lesser standard, such as crushed rock or similar granular material. <p>All to the satisfaction of the Melbourne Water and the Responsible Authority"</p>	<p>"Shared and pedestrian paths along waterways must:</p> <ul style="list-style-type: none"> • Be delivered by development proponents consistent with the network shown on Plan 13. • Be above 1:10 year flood level with any crossing of the waterway designed to maintain hydraulic function of the waterway. • Be constructed to a standard that satisfies the requirements of Melbourne Water. Shared paths identified on Plan 13 are to be constructed with a concrete surface. • Where a shared path is to be delivered on one side of a minor waterway as outlined in Plan 13, a path is also to be delivered on the other side of the waterway but may be constructed to a lesser standard, such as crushed rock or similar granular material. • Within the Shire of Mitchell, all paths along waterways must be constructed with bitumen. <p>All to the satisfaction of the Melbourne Water and the Responsible Authority"</p>	7 - DFC, 8 - Mitchell Shire Council	
203	43				NEW						Add new guideline	"Slip lanes should be avoided in high pedestrian traffic areas such as town centres and schools."	30 - CoW	
3.6 Integrated Water Management and Utilities: Document changes														
204	44						14				Melbourne Water DSS	Update DSS generally across plans and distinguish between natural and constructed waterways	7 - DFC, Melbourne Water/ MPA	
205	44						14				Legend item: rain garden	delete this legend item	7 - DFC	
206	45			R82							"Development staging must provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment. Where this is not possible, development proposals must demonstrate how any interim solution adequately manages and treats stormwater generated from the development and how this will enable delivery of an ultimate drainage solution, to the satisfaction of Melbourne Water."	"Development staging must provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment. Where this is not possible, development proposals must demonstrate how any interim solution adequately manages and treats stormwater generated from the development and how this will enable delivery of an ultimate drainage solution, to the satisfaction of Melbourne Water and the Responsible Authority."	30 -CoW	
207	46						15				Note on plan: Proposed 9m Pipe Reserve Transfer Main	Note on plan: Proposed 20m Pipe Reserve Transfer Main	19 - MW	
208	46						15					Show 590m and 341m gas pipeline measurement length	MPA	
209	46						15					Reduce detail on Utilities Plan as per DFC submission	7 - DFC, YVW, MPA	

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210	47			R88								"Delivery of underground services must be coordinated, located, and bundled (utilising common trenching) to facilitate the planting of trees and other vegetation within road verges, to the satisfaction of the Responsible Authority. "	22 - Mirvac	
211	47			R89							<i>"All existing above ground electricity cables of less than 66kV voltage must be placed underground as part of the upgrade of existing roads"</i>	All existing above ground electricity cables of less than 66kV voltage must be placed underground as part of the ultimate duplication of existing roads, excluding Donnybrook Road. "	22 - Mirvac, 7 - DFC	
212	47			R91							<i>Where existing above ground electricity cables of 66kV voltage are retained along road ways, underground conduits are to be provided as part of the upgrade of these roads to allow for future undergrounding of the electricity supply.</i>	Where existing aboveground electricity cables of 66kv voltage are retained along road ways, underground conduits designed for future undergrounding of the powerlines are to be provided as part of the installation of signalised intersection projects provided public land is available for the conduit installation and provided that the cost of the works are funded through the ICP. Where such works are required, they need to be carried out to the satisfaction of VicRoads and the Responsible Authority.	22 - Mirvac, 7 - DFC	
213	47			R93							<i>"Utilities must be placed outside any conservation areas shown on Plans 9 - 11. Utilities must be placed outside of natural waterway corridors or on the outer edges these corridors to avoid disturbance to existing waterway values, native vegetation, significant landform features and heritage sites, to the satisfaction of Melbourne Water and the Responsible Authority"</i>	"Utilities must be placed outside of conservation areas, natural waterway corridors or on the outer edges of these corridors in the first instance. But where services cannot avoid crossing or being located within a conservation area or natural waterway corridor they must be located to avoid disturbance to existing waterway values, native vegetation, areas of strategic importance to Growling Grass Frog, significant landform features and heritage sites, to the satisfaction of the Department of Environment, Land, Water and Planning, Melbourne Water and the Responsible Authority."	22 - Mirvac	
214	47			R94								Delete	7 - DFC	
215	47			R95							<i>"Subdivision abutting the APA high pressure gas transmission pipeline easement must provide for the outcomes illustrated in Figure 5."</i>	"Subdivision abutting the APA high pressure gas transmission pipeline easement must provide for the outcomes illustrated in the appropriate cross section in Appendix 4.4. "	7 - DFC	
216	49					9						Update table 9 with MW current DSS	19 - MW	
217	49					9					Additional note below table 9	The areas identified in this table are subject to change/confirmation during the functional and detailed design stage, to the satisfaction of Melbourne Water and the Responsible Authority.'	19 - MW	
218	57			R97							<i>"Streets must be constructed to property boundaries where an interparcel connection is intended or indicated in the PSP by any date or stage of development required or approved by the responsible authority."</i>	"Streets must be constructed to property boundaries where an interparcel connection is intended or indicated in the PSP at the relevant stage of development required or approved by the responsible authority."	7 - DFC	
219	57			R98							<i>"Subdivision of land within the Precinct must provide and meet the total cost of delivering the following infrastructure: • Connector roads and local streets. • Local bus stop infrastructure (where locations have been agreed in writing by Public Transport Victoria). • Landscaping of all existing and future roads and local streets. • Intersection works and traffic management measures along arterial roads, connector streets, and local streets (except those included in the Donnybrook-Woodstock Infrastructure Contributions Plan (ICP)). • Council approved fencing and landscaping (where required) along arterial roads. • Local shared, pedestrian and bicycle paths along local arterial roads, connector roads, utilities easements, local streets, waterways and within local parks including bridges, intersections, and barrier crossing points (except those included in the ICP). • Bicycle parking. • Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing public open space. • Basic improvements to local parks and open space (refer open space delivery below). • Local drainage system. • Local street or pedestrian path crossings of waterways unless included in the ICP or outlined as the responsibility of another agency in the Precinct Infrastructure Plan. • Infrastructure as required by utility service providers including water, sewerage, drainage (except where the item is funded through a Development Services Scheme), electricity, gas, and telecommunications. • Construction of shared paths along waterways and public paths. • Remediation and / or reconstruction of dry stone walls where required."</i>	"Subdivision of land within the Precinct must provide and meet the total cost of delivering the following infrastructure: • Connector roads and local streets. • Local bus stop infrastructure (where locations have been agreed in writing by Public Transport Victoria). • Fencing along the rail reserve boundary to the satisfaction of Public Transport Victoria • Landscaping of all existing and future roads and local streets. • Intersection works and traffic management measures along arterial roads, connector streets, and local streets (except those included in the Donnybrook-Woodstock Infrastructure Contributions Plan (ICP)). • Council approved fencing and landscaping (where required) along arterial roads. • Local shared, pedestrian and bicycle paths along local arterial roads, connector roads, utilities easements, local streets, waterways and within local parks including bridges, intersections, and barrier crossing points (except those included in the ICP). • Bicycle parking. • Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing public open space. • Basic improvements to local parks and open space (refer open space delivery below). • Local drainage system. • Local street or pedestrian path crossings of waterways unless included in the ICP or outlined as the responsibility of another agency in the Precinct Infrastructure Plan. • Infrastructure as required by utility service providers including water, sewerage, drainage (except where the item is funded through a Development Services Scheme), electricity, gas, and telecommunications. • Construction of shared paths along waterways and open space • Remediation and / or reconstruction of dry stone walls where required."	7 - DFC, 22 - Mirvac	

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220	57				G55						"Subdivision of land identified in the south-east corner of the Woodstock Precinct should be generally in accordance with Plan 15 and subject to approval by the responsible authority."	delete this guideline	7 - DFC	
221	58			R99							<p>"OPEN SPACE DELIVERY <i>All public open space must be finished to a standard that satisfies the requirements of the Responsible Authority prior to the transfer of the public open space, including:</i></p> <ul style="list-style-type: none"> • <i>Removal of all existing and disused structures, foundations, pipelines, and stockpiles.</i> • <i>Clearing of rubbish and weeds, levelled, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise).</i> • <i>Provision of water tapping, potable and recycled water connection points. Sewer and gas connection points must also be provided to land identified as an active reserve.</i> • <i>Planting of trees and shrubs.</i> • <i>Provision of vehicular exclusion devices (fence, bollards, or other suitable method).</i> • <i>Maintenance access points.</i> • <i>Installation of park furniture including barbeques, shelters, furniture, rubbish bins, local scale playground equipment, local scale play areas, and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide (Table 6)."</i> 	<p>"OPEN SPACE DELIVERY All public open space must be finished to a standard that satisfies the requirements of the Responsible Authority prior to the transfer of the public open space, including:</p> <ul style="list-style-type: none"> • Removal of all existing and disused structures, foundations, pipelines, and stockpiles. • Basic levelling, including the supply and spread of minimum 75mm topsoil and sub soil if required on the proposed areas of open space to provide a stable, free draining surface. • Clearing of rubbish and weeds, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise). • Provision of water tapping, potable and recycled water connection points. Sewer and gas connection points must also be provided to land identified as an active reserve. • Planting of trees and shrubs. • Provision of vehicular exclusion devices (fence, bollards, or other suitable method). • Maintenance access points. • Installation of park furniture including barbeques, shelters, furniture, rubbish bins, local scale playground equipment, local scale play areas, and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide (Table 6)." 	7 - DFC	
3.7 Precinct Infrastructure Plan and Staging: Document changes														
222	53	3.7.1										Provide brief description of allowable ICP items in text above the PIP	7 - DFC	
223	53					10					Bridge/ Cameron Street: Sydney - Melbourne Railway line grade separation bridge 4 lane bridge over the railway line to provide for grade separation - 2 lane interim	Update description: 4 lane bridge over the railway line and Merr Creek to provide for grade separation - 2 lane interim	13- Stockland. 17- Hume CC	
224	54					10					Delivery timing of infrastructure	Adjust the timing delivery for the following infrastructure items: RD-03 - M(ultimate); SR-02A - S-M; SR-02B - S-M	30 - CoW	
225	54					10					DCP REF NO. BR-08	Delete row	8 - Mitchell Shire Council	
226	55					10					Intersection / Gunns Gully Road/ Koukoura Drive Purchase of land (ultimate treatment) and construction of an arterial to arterial road 3-way intersection (interim treatment)	Update description: Purchase of land (ultimate treatment) and construction of an arterial to arterial road 4-way intersection (interim treatment)	14- Mason Family	
227	56					10						Add: Non -Government schools line items	10 - Catholic Education Office of Melbourne, MPA	
228	56					10					SR-06B Title: "Regional Sporting, Woodlands LC"	SR-06B Title: "District Sporting, Woodlands LC"	33 - CoW	
229	56					10					Sporting Reserve/ Regional Sporting. Merristock LC/ Construction of pavilion	Category: Sporting Reserve - Title: Sports Reserve , Merristock LC - Description: Construction of pavilion	32 - Merristock	
230	56					10					Sporting Reserve/ Regional Sporting. Merristock LC/ Purchase of land for sporting reserve	Update description: Category: Sporting Reserve - Title: Sports Reserve . Merristock LC / Purchase of land for Sporting Reserve and construction of sports fields	32- Merristock	
231	53					10					Additional following items to be included in the PIP as in the table below:		8 - Mitchell Shire Council , MPA	These items were missed in the exhibited table

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232															
233	53										Bridge BR-01 item within the PIP	Ensure the Merri Creek crossing component of the bridge is included in the description.	13 - Stockland		
															Appendix 4.1 - Property Specific Land Budget: Document changes
233	60-61											Property Specific Land Use budget will be updated more generally in line with the updates to the Future Urban Structure prior to finalisation of the PSP	MPA		
Appendix 4.2 - Local Town Centres Urban Design Frameworks: Document changes											Exhibited wording	Proposed changes			
235	62-65	4.2									Local Town Centre - Draft Concept Plans and Design Guidelines	Remove some of the finer grain detail of these concept plans.	7 - DFC, 22 - Mirvac		
236	62	4.2									Local Town Centre Urban Design Framework- Patterson Drive	Key change is the reconfiguration of the Government Primary School. Slight change to location of the community centre and retail area adjacent of the community centre.	22 - Mirvac, 05 - Department of Education and Training		
237	70	4.3									Local Convenience Centre Urban Design Framework - Donnybrook Farmhouse	Reconfigured the community centre to north of the local access street, retail centre location to become a proposed cultural centre and take in the cheese farm, readjusted the connector to curve around a stony knoll.	27 - Monteleone Family		
238	71	4.3.2									Donnybrook Station Local Centre Urban Design Framework	Add note: "Development facing Donnybrook Road must encourage passive surveillance and create a positive street address"	9 - Insight Planning Consultants		
239	71	4.3.2									Donnybrook Station Local Centre Urban Design Framework	Add note: "Encourage higher density development above at grade car parking areas"	15 - Stanton Grant Legal		
240	71	4.3.2									Donnybrook Station Local Centre Urban Design Framework Legend: Hardscape Open Space	Legend: Town Square	15 - Stanton Grant Legal		
241	63	4.2									Local Convenience Centre Urban Design Framework - Donnybrook Station	Key change is around the configuration of the road alignment and train station hub	24 - Somerton Road Garden Supplies, 29 - PTV		
242	72	4.2									Lockerbie Station Local Centre Urban Design Framework:	Key change is the removal of passive open space.	12 - Boral		
243	73	4.2									Hayes Hill Local Centre Urban Design Framework	Key Change is the reconfiguration of the local access streets around the town centre.	7 - DFC		
244	66	4.2									Revise title of: "Design guidelines"	Change to "Performance Criteria" in heading and contents page	30 - CoW		
245	71	4.3.2									Merristock Local Town Centre Design Framework	Amend Design Framework in line with Mitchell's submission: -realign connector road to allow for a bus capable loop road -relocate the park alongside the town centre -relocate the town centre -include a shared path alongside the railway line	8 - Mitchell Shire Council		
246	66-69	4.2									Change all references from Village Centres to Town Centres in the Performance Criteria	Village Centres changed to Town Centres	30 - CoW		

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247	66-69	4.2									Local Town Centres - Design Guidelines	<p>Update Performance Criteria as follows:</p> <p>PRINCIPLE 1 Include: Location of Town Centres should be located on connector streets separated from arterial roads.</p> <p>PRINCIPLE 2 Dot point 1: delete reference to "foreshore park"</p> <p>PRINCIPLE 3 Dot point 1: change reference of "Figure 1 and 2" to "Appendix 4.2.1, 4.2.2, 4.2.3 and 4.2.4"</p> <p>PRINCIPLE 5 Add dot point: "Residential uses above commercial/retail uses are encourage to develop vertical mixed use opportunities."</p> <p>PRINCIPLE 6 Dot point 4: reword "A speed environment of 40km/h or less should be designed for the length of the main street excluding sections nominated as 'Shared Zone' in Appendix 4.2.1, 4.2.2, 4.2.3 and 4.2.4, which should be designed with a speed limit of 20km/h."</p> <p>PRINCIPLE 7 Add dot point: "Use of internal shopping malls should be minimised."</p> <p>Dot point 14: reword "Any shop should have frontages that directly address the main street and/or town square so that the use integrates with and promotes activity within the main street and public spaces/thoroughfares."</p> <p>Dot point 15: reword "Any shop with a frontage to the main street should use clear glazing to allow view lines into the store from the street. (Planning permits for buildings and works should condition against the use of white washed windows, excessive window advertising and obtrusive internal shelving or 'false walls' offset from the glazing)."</p>	30 - CoW	
Appendix 4.3 - Local Convenience Centres Urban Design Frameworks: Document changes											Exhibited wording	Proposed changes		
248	70-75	4.3									Local Convenience Centres - Draft Concept Plan and Design Criteria	Remove some of the finer grain detail of these concept plans.	7 - DFC, 12- Boral, 22 - Mirvac	
249	76	4.3									Add title	"Local Convenience Centre Design Guidelines" in heading and contents page	30 - CoW	
250	76-77	4.3									Local Convenience Centre - Design Guidelines	<p>Update Performance Criteria as Follows:</p> <p>PRINCIPLE 1 Delete Dot point 2</p> <p>PRINCIPLE 2 Dot point 1: change reference to "Local Convenience Centre Concept Plan" to "Plan 6 – Local Centre"</p> <p>Add dot point: "Residential uses above commercial/retail uses are encouraged to develop vertical mixed use opportunities."</p> <p>PRINCIPLE 3 Dot point 4: reword "A speed environment of 40km/h or less should be designed for the length of the main street excluding sections nominated as 'Shared Zone' in Appendix 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5 and 4.3.6, which should be designed with a speed limit of 20km/h."</p> <p>PRINCIPLE 4 Dot point 10: reword "Any shop with a frontage to the primary street should use clear glazing to allow view lines into the store from the street. (Planning permits for buildings and works should condition against the use of white washed windows, excessive window advertising and obtrusive internal shelving or 'false walls' offset from the glazing)."</p>	30 - CoW	
251	72	4.3.3									Lockerbie Station Local Centre Urban Design Framework / Key Design Elements:	Remove Passive Open Space from concept plan	12- Boral	
252	72	4.3.3									Lockerbie Station Local Centre Urban Design Framework / Key Design Elements:	"the Lockerbie Station Local Convenience Centre will provide for local and commuter needs"	12- Boral	
Appendix 4.4 - Streetscape Cross Sections: Document changes											Exhibited wording	Proposed changes		
253	50-96	4.4							Road cross-sections			Changes to Road Cross-sections have been agreed and will be tabled during the Panel Hearing, Changes to each cross section have been summarised in the below rows.	7 - DFC, 22 - Mirvac, 24 - Somerton Rd Garden Supplies, 27 - Monteleone Family, 3 - Di Bella	
254	50-51											Original engineering cross sections to be updated		
255	52											Additional bikeway over second pipeline. Paper road along residential frontage.		

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256	79											No changes		
257	80											Delete Rural Style Cross Section		
258	81											Revised Title. Addition of bus capable Local Access Street and note.		
259	82											Delete Local Access level 2 (24m) with 2 way bikeway		
260	83											Revised title/cross section to be Waterway/Open Space Interface. Addition of Option 1 and option 2 being a paper road.		
261	84											Revised local edge road widths		
262	85											No changes		
263	86											Revision of widths. Additional note.		
264	87											Delete		
265	88-89											Secondary arterial cross section updated to new MPA/VicRoads agreed standard. Interim option 1 and interim option 2 created		
266	90											Secondary arterial ultimate updated to new MPA/VicRoads agreed standard.		
267	91											Delete		
268	92											Delete		
269									NEW			Primary arterial 4-lane ultimate updated to new MPA/VicRoads agreed standard.		
270	93											Primary arterial 6-lane ultimate updated to new MPA/VicRoads agreed standard. Additional notes		
271									NEW			Interface between School and Darebin Creek to include a paper road.	8 - Shire of Mitchell	
272	94											Remove direct frontage optional cross section		
273	95											Revision of single cross sections to two cross sections showing the different outcomes of both 20m pipe track width and 35m pipetrack width.		
Appendix 4.5 - Service Placement Guidelines											Exhibited wording	Proposed changes		
274	97	4.5								4.5	Existing table retain for City of Whittlesea. Addition of new content below with the following amendments, specific to Mitchell Shire Council	Service Placement Guides- Drainage -under nature strips: replace 'possible' with 'preferred' -under trees: replace 'possible' with 'no' -under kerb: replace 'preferred' with 'possible' -under road pavement: replace 'preferred' with 'possible' (note: only acceptable where there is indented parking areas). .	8 - Mitchell Shire Council	
Appendix 4.6 - Scattered Tree Retention in the City of Whittlesea											Exhibited wording	Proposed changes		
275	98-101	4.6										Update section in line with the Wollert PSP panel report.	33 - CoW	